

**Arlington Redevelopment Board  
November 16, 2015 Minutes  
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm**

Approved: December 7, 2015

This meeting was recorded by ACMi.

**PRESENT: Chair, Andrew Bunnell, Mike Cayer, Kin Lau, Andy West**

**ABSENT:**

**STAFF: Laura Wiener, Ted Fields**

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Documents Used:

Application submitted by Richard Keshian for Doctor's Express, dated October 15, 2015

The Chairman opened the meeting at 7:00pm and turned to the agenda item of the Environmental Design Review public hearing for a special permit amendment for 1398 Mass Ave, Doctor's Express, replacing Bagelville. Dick Keshian, attorney for the applicant, introduced himself to the Board along with the applicant, Dr. Scharukh Jalisi. Mr. Keshian noted that the name on the application will need to be changed. Mr. Keshian noted that a special permit is needed for a medical office of more than 3000 square feet.

Mr. Lau asked where the trash was going to be stored, internally or externally. Tom Godfrey of Beirbrier Developments, owner of the property, responded that trash is located on the exterior. Moushmi Soleja, business manager of the LLC, pointed out where the hazardous waste will be stored, internally.

Mr. Lau asked where the drop off or pick up would be for customers to prevent double parking on Mass Ave. Ms. Soleja said they have requested their landlord to approve two spots for customer drop off in the parking lot. They are currently waiting for approval. Mr. Lau asked how they would address ambulance pickup; would it be in the rear or the front of the building. Mr. Keshian said it would depend on where the emergency vehicles would prefer to pull up.

Mr. Cayer asked about the back entrance, and what reception area would be located there. Ms. Soleja said that main reception would be in the front, on the Mass. Ave. side, and there would be monitoring and a bell at the back entrance. Mr. Cayer also mentioned that the windows should be left unobstructed to present a better storefront in this area. Ms. Soleja said there would be minimal decals proposed to promote vaccinations, and things of that nature.

Mr. West made suggestions about their signage and their logo placement. Mr. West said that if the signs could be consolidated into one that it could be approved by Planning staff, but if 2 were needed it should come back to the Board. Mr. West asked about the number of patients they hope to see hourly and the parking requirements needed to accommodate staff and clients. Ms. Soleja explained that the Watertown facility sees 4 patients per hour with 2 providers. Arlington will average 5-6 patients per hour. In Watertown there are seven parking spaces for employees. In Arlington, there will be eight parking spaces.

Christine Cannon of Beirbrier Developments spoke on the issue of parking. She stated that other tenants in the building do not use all of the spaces available in the parking area. Mr. West asked who manages the parking. Ms. Cannon said the property manager visits multiple times a week and reports back to the tenants. Ms. Cannon said that employees are encouraged to use public parking on the street or in public lots. Mr. West suggested that managing the employee parking should be a condition to the special permit. Employees should be encouraged to park in the employee lot next to Sunrise Assisted Living. Patients should park in the parking lot.

Mr. Bunnell opened the floor for public comment. Chuck Pappas, owner of Swifty Printing, pointed out that if an emergency vehicle pulls up it blocks the bus stop. Mr. Pappas mentioned that there is no offsite parking lot in Arlington Heights, so it is something to keep in mind with employees. He added that he is disappointed with the use of the building overall. Retail is a better use for the space. He requested that employees be directed not to park in the lot behind his store.

Mr. Cayer moved to approve the plans as presented by Health Rex, LLC d/b/a Doctors Express, subject to the general conditions that appear with all special permits, and the following special conditions:

1. Applicant will ensure that exterior windows will remain unobstructed to views from the public right of way along Massachusetts Avenue and driveway and parking areas to the side and rear of the commercial structure on the site (1398 Massachusetts Avenue).
2. Applicant will provide Board with Parking and Transportation Demand Management plan, describing how:
  - i. Health Rex LLC employees will be encouraged to use the designated Arlington Heights employee parking area next to Sunrise Assisted Living, MBTA bus routes that service the site, and to use bicycle and other forms of non-motorized transportation to travel to work on the site wherever possible.
  - ii. Health Rex LLC employees and clientele will be discouraged from parking in private parking lots and other private spaces near the site.
  - iii. Health Rex LLC patients will be encouraged to use parking in the parking lot to the rear of the office.
3. Applicant will provide sign plans for a single identifying sign for the review and approval of the Director of Planning and Community Development. If additional signs are needed, Board approval is required.

Mr. West seconded. All voted in favor.

Michael Cayer left the meeting at this point.

Mr. Bunnell opened the discussion of zoning amendments for the upcoming Town Meeting and a report from the Master Plan Implementation Committee. Ms. Wiener updated the Board on the Master Plan Implementation Committee's recent meeting, and their division into three working groups. Ms. Wiener summarized the zoning changes proposed by All Day Dog. The other two items regarding residential zoning and mixed use were summarized for the Board by Ted Fields, Economic Development Planner. As a result of the working group of the Master Plan Implementation Committee, the Planning Department is advocating looking at two primary ways of controlling residential building mass. One is including parking area in calculation of the gross floor area measurement, and the other is increasing the minimum amount of usable open space to 40%. Mr. Fields said they used Assessors records and GIS records to look at every parcel and calculate existing FAR by precinct. The average FAR for all single family homes in Arlington is about .49.

Mr. Lau brought up the possibility of this limiting the number of three bedroom homes in town, especially for families that need two cars. This change could result in three bedroom homes being reduced to two bedroom homes because they require the space for a second car. Mr. Fields said the number of bedrooms could be affected on small lots, but this is more to prevent very large homes being built for small households. Ms. Wiener mentioned that during the Master Plan people were concerned about new houses not fitting the character of neighborhoods; they are hoping these regulations can help to address this issue.

Mr. Lau asked if there was zoning for driveways being a certain distance apart from one another. Mr. Fields gave the requirements for curb cut width. Ms. Wiener asked if any Board members would like to be on the subcommittee to discuss this further. Mr. Lau volunteered.

Mr. Bunnell asked for any public comments.

John Worden, 27 Jason Street, asked why entire homes get torn down except for two walls remaining, and then a very large house is built in that location. Mr. Lau said he thinks it is because then it's considered a renovation. Mr. West suggested they may be using a grandfathered condition. Mr. Worden asked about half story third floors, and how the building department determines what usable space is and what it is not. Mr. Fields said usable space is anything over 7'3" in Arlington, but 7" by MA building code. There is a suggestion to decrease the Town's requirement. Mr. Worden summarized some potential solutions being discussed among a group regarding these building issues.

Mr. Bunnell turned to the agenda item of Central School leases. Ms. Wiener told the Board that the Department of Mental Health and Department of Developmental Services chose not to renew their leases. There will be upcoming meetings to discuss how the Town will choose to fill the space. Mr. Bunnell said the Central School

Planning Committee will be meeting shortly as well, so it will be discussed at that time.

The Board will approve the meeting minutes listed on the agenda at the December meeting. Mr. Bunnell welcomed Kin Lau to the Board. Mr. Bunnell moved to adjourn. Mr. West seconded. All voted in favor.